CITY OF TIGARD PLANNING COMMISSION Meeting Minutes July 17, 2006

1. CALL TO ORDER

Commissioner Buehner called the meeting to order at 7:00 p.m. The meeting was held in the Tigard Civic Center, Red Rock Creek Conference Room, at 13125 SW Hall Blvd.

2. ROLL CALL

Commissioners Present: Commissioners Brown, Buehner, Duling, Harbison, Meads, and Walsh

Commissioners Absent: President Inman, Commissioners Caffall and Munro, alternate Vermilyea

<u>Staff Present:</u> Barbara Shields, Long Range Planning Manager; Beth St. Amand, Senior Planner; Duane Roberts, Associate Planner; Darren Wyss, Associate Planner; Sean Farrelly, Associate Planner; Jerree Lewis, Planning Commission Secretary

3. PLANNING COMMISSION COMMUNICATIONS AND COMMITTEE REPORTS

Planning Manager Barbara Shields talked to the Commission about the Long Range Planning work program. She advised there was not enough time to accomplish all that needed to be done and asked if the Commission could hold one extra meeting a month through the end of the year. The Commission agreed to hold extra meetings on July 31, August 28, and September 25th. They will decide on the remaining meeting dates at their next meeting. The July 31 meeting will be dedicated to Goal 5.

The Park and Recreation Advisory Board met to discuss their mission statement. They added the words "advocate and advise" to the statement – "The purpose of the Parks and Recreation Advisory Board is to advocate and advise for parks and recreation opportunities in growing Tigard". They are seeking a new representative to the CCI.

The Committee for Citizen Involvement has not met since the last Planning Commission meeting.

The Planned Development Review Committee's proposed code revisions will be reviewed by Council tomorrow night.

The Transportation Financing Committee has not met since the last Planning Commission meeting.

The City Center Advisory Commission is working on concepts for zoning in the Downtown. They will be working on design review issues for the Downtown. They will be meeting twice a month.

4. APPROVE MEETING MINUTES

It was moved and seconded to approve the June 19, 2006 meeting minutes as submitted. The motion passed unanimously.

5. PUBLIC HEARING

SUBDIVISION (SUB) 2006-10001/PLANNED DEVELOPMENT REVIEW (PDR) 5.1 2006-10001/ZONE CHANGE (ZON) 2006-10001/SENSITIVE LANDS REVIEW (SLR) 2006-10003, 10004, 10006 & 2006-00006/TREE REMOVAL PERMIT (TRE) 2006-00011 & 00012 SCHOLLS FERRY TOWNHOMES REQUEST: The applicant is seeking approval for an 88-lot Subdivision and Planned Development (PD) on 8.46 acres. A Zone Change is required to apply the PD overlay. The lots are proposed to be developed with attached single-family homes. Lot sizes will range from 1,046 to 2,661 square feet. There are two existing single-family homes on the subject site that will be removed in concert with development. In addition, applications for sensitive lands review have been submitted because the subject site has slopes greater than 25%, drainageways, wetlands and 100-year floodplain; and Tree Removal Permits are required to remove two (2) trees located within sensitive areas. LOCATION: 11035 and 11115 SW 135th Avenue, 13620 SW Barrows Road; WCTM 1S133CA, Tax Lots 100, 200, 300 and 1000. ZONE: R-25: Medium-High Density Residential District. The R-25 zoning district is designed to accommodate existing housing of all types and new attached single-family at a minimum lot size of 3,050 square feet and multi-family units at a minimum lot size of 1,480 square feet. A limited number of neighborhood commercial uses is permitted outright and a wide range of civic and institutional uses are permitted conditionally. APPLICABLE REVIEW CRITERIA: Community Development Code Chapters 18.350, 18.380, 18.390, 18.430, 18.510, 18.705, 18.715, 18.725, 18.745, 18.765, 18.775, 18.780, 18.790, 18.795 and 18.810.

NOTE: The applicant requested this public hearing be cancelled (Exhibit A). They will submit a revised application at a later date.

9. 2006 TIGARD ALMANAC/TIGARD STREET MAP

This agenda item was taken out of order.

Associate Planner Darren Wyss distributed copies of the new street index maps. He also handed out copies of the draft 2006 Tigard Almanac (Exhibit B). A lot of information in the almanac will be used for the Comprehensive Plan update. He asked the Commission to review the almanac and e-mail any edits to him by the end of July.

7. DOWNTOWN

1. Downtown Development Code: Program

2. Overview: Scope, Timeline, Planning Commission Role

This agenda item was taken out of order.

Associate Planner Sean Farrelly gave a PowerPoint presentation on the Downtown Code Revision Project (Exhibit C). The following CCAC members and former Downtown Task Force members were present to hear the presentation: Roger Potthoff, Josh Cheney, Mike Marr, Chris Lewis, Brian Lewis, Marland Henderson, Lilly Lily, and Lisa Olsen. Also present was Steve Petruzelli, an interested citizen.

Farrelly advised that there are some interim standards in the CBD zone that were meant to be in place until the Development Code was fully revised. They address things like transit usage, bike, and pedestrian circulation, but the standards are minimal. There is one section that states new Downtown development should take into consideration land uses around it; however, the Tigard Downtown Improvement Plan (TDIP) cannot be applied because it was not adopted as an ordinance.

Farrelly noted that there is a lack of guidelines and some recent development in the Downtown is inconsistent with goals of the TDIP. He said the goals of this project are to implement the TDIP by making revisions to the Development Code and to address land uses, design guidelines, overlay zones, and nonconforming uses.

Farrelly reviewed the public involvement process and the project timeline. Commissioner Meads suggested staff utilize the Cityscape to inform citizens of the project.

Downtown property owners, developers, design professionals, and decision makers will be invited to participate in Downtown Dialogues (small focus group meetings). Staff will contact potential participants and see who would be willing to participate. Farrelly distributed copies of the timeline and objectives for the Downtown Dialogues (Exhibit D).

Roger Potthoff said there may be people outside of the Downtown area who feel very strongly about the design guidelines. He does not want to disenfranchise them and suggested they be included in the public involvement process.

Questions were asked about new development between now and when the new code amendments will be adopted by Council (June 2007). Can the City place a moratorium on development in the Downtown? Commissioner Buehner said the CCAC will write a letter that will be given to any potential developer to let them know this process is happening. It was advised that the City does not have the authority to place a moratorium on development. Whatever code is in place when a development application is made is the code that would apply to the project.

It was asked if there might be some requirements that could be put in place in the interim. Commissioner Buehner suggested the CCAC take this issue to Council to see if they have any recommendations for interim code changes. It was agreed that this is an urgent matter that needs to be addressed soon.

8. METROPOLITAN TRANSPORTATION IMPROVEMENT PROGRAM (MTIP)

1. Criteria, Selection Process, Tigard Priorities

This agenda item was taken out of order.

Associate Planner Duane Roberts discussed two MTIP applications that the City recently submitted. He advised that MTIP is the Metro process for distributing federal discretionary transportation funds to jurisdictions within the region. Metro allocates the funds every 2 years.

Both of Tigard's projects are in the Downtown area – redesign of the Transit Center and design and construction of Main Street Improvements. The latter would retrofit Main Street to full green street standards.

Roberts advised the grant amounts total approximately \$2.5 million. The City would contribute \$500,000 for the projects. Metro will hold public hearings October through December and will adopt their final list in February 2007. Staff will advise the Planning Commission of the hearing dates for Tigard projects.

It was noted that there seem to be a large number of proponents in the City that strongly support sustainability. Lisa Olsen said CWS is interested in some pilot programs and they like our concepts for the Downtown.

Commissioner Buehner suggested the City communicate with utilities well in advance of beginning the projects to avoid problems and delays.

6. COMPREHENSIVE PLAN UPDATE:

- 1. Community Attitudes Survey Results
- 2. Issues and Values Summary Report
- 3. Natural Hazards Overview (this item was removed from the agenda)

Senior Planner Beth St. Amand noted that the Commissioners received two follow up items in their packet – a revised public involvement program for the Comprehensive Plan update and notice that on August 8th, Council will consider a resolution designating the Planning Commission as the Steering Committee for the Comp Plan update.

Commissioner Buehner asked about the agreement that was made when the City withdrew from the Tigard Water District in 1992/1993. She believes there are "holes" in the agreement. As part

of the Comp Plan update, could we address the zoning of where we have our water facilities (reservoirs, pumping stations) and make recommendations to Council to revamp the agreement to make things clearer?

St. Amand gave a PowerPoint presentation on the community survey results (Exhibit E). She advised that the survey will be taken every 2 years. The services portion will remain the same. The second half will be available for current topics.

In reviewing the survey results, St. Amand noted that overall satisfaction was fairly high – 7.8 out of 10. In 1993, the satisfaction rating was 7.7. The Library received the highest rating for satisfaction (8.9).

What people liked most about living in Tigard were location and atmosphere; what they liked least were traffic and growth. Traffic congestion and transportation issues were a major theme throughout the survey.

St. Amand remarked that there were some items on the survey that need follow up to clarify what people meant with their answers. For example, the question regarding growth received equal responses – 43% said accommodate, 43% said limit. St. Amand asked the Commissioners what their sense was on this question. Commissioner Buehner said she has heard comments over the past several years about smart growth and being thoughtful in the process. People recognize that growth is going to happen, but we need to plan for it.

St. Amand noted that issues and values have not changed since 1993. The top two issues have been growth and traffic. She advised that the population has grown about 2% a year.

Commissioner Walsh said it would be interesting to know how much of the traffic issues were related to the 99W/217 corridor versus the rest of the City. He noted that traffic on 99W was an issue all the way to Newberg. He wonders why there isn't a regional approach to traffic; why does each community along 99W have to deal with the problem piecemeal. Commissioner Buehner advised that the Transportation Task Force is working on 99W issues. She invited others to attend their meeting.

Commissioner Buehner suggested sending out the survey information to citizens and let them know it will be the basis upon which we develop the Comp Plan revisions.

St. Amand noted that if Bull Mountain incorporates, Tigard will be landlocked. She said it wasn't clear what people meant by their responses to growth and density. It's interesting to note that the longer people lived in Tigard, the more likely they were to choose "limit" as their choice for growth.

Commissioner Harbison asked if staff planned to go back and clarify some of the answers. St. Amand said the City may do something like that next year. There may be focus group discussions.

St. Amand said the question is "How is Tigard going to grow?" Are we going to limit or accommodate? What is our role in the region? How can we absorb more residents? How does the choice that the community makes affect the available design solutions and how will it impact the community's values?

Commissioner Walsh wonders, if we embrace the density, say we have to do it, make it a central theme and accommodate the growth, are we going to like where we're living when we're done. What can we influence and what can we not influence? Commissioner Buehner thinks this is an important comment that should go out to the public to set up a realistic expectation.

10. NATURAL RESOURCE PROGRAM

1. Statewide Planning Goal 5: Riparian and Fish and Wildlife Habitat Resources

This item was rescheduled to July 31st.

11. OTHER BUSINESS

None

12. ADJOURNMENT

The meeting adjourned at 9:05 p.m.

Jerree Lewis, Planning Commission Secretary

PLANNING COMMISSION MEETING MINUTES – July 17, 2006 – Page 6

Exhibit



RECEIVED

JUL 1 2 2006

CITY OF TIGARD
PLANNING/ENGINEERING

July 11, 2006

Cheryl Caines, Assistant Planner City of Tigard 13125 SW Hall Blvd Tigard, OR 97223

RE: Request to Cancel Public Hearing - Scholls Ferry TownHomes, SDR2006-00005.

Dear Cheryl:

As you know we have been working to resolve issues related to required street improvements along Barrow Road, which could impact the protected wetland resources related to Summer Creek. Based on discussions with you, Kim, and Dick, we have concluded that our best approach is to request an adjustment to the street improvement standards, rather than file for a Plan Amendment (Goal 5). This action will result in a revised application, which in turn will require re-notification for the public hearing.

Therefore, we are formally requesting that the hearing scheduled for July 17th be canceled, and rescheduled, once we get the revised application submitted.

Thank you for your continued assistance.

Sincerely,

Ben Altman

Senior Planner/Project Manager

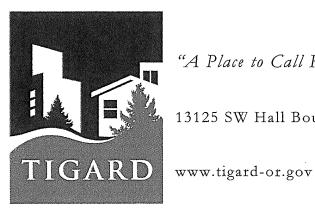
SFA Design Group

Exhibit B

draft

2006 Almanac

City of Tigard Oregon



"A Place to Call Home"

13125 SW Hall Boulevard Tigard, OR 97223 503-639-4171

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Physical Form	
Location and Climate	2
Transportation	2
Natural Features	3
Parks and Open Space	4
Annexations	5
Built Environment	
Land Use	6
Buildable Lands	6
New Construction	7
Housing Units	9
Housing Prices	10
Population Profile	
Growth Over Time	12
Age Structure	13
Race and Language Spoken	14
Educational Attainment	15
Households	15
Income and Poverty	16
Economic Climate	
Businesses in Tigard	18
Sales	19
Payroll	19
Unemployment	20
Travel to Work	21
Professions	21
Property Taxes	22
Appendix	
Map 1-1 Transportation Network	
Map 1-2 Public Transportation	
Map 1-3 Natural Features	
Map 1-4 Parks and Open Spaces	
Map 1-5 Community Services	
Map 2-1 Zoning and Comprehensive Plan	
Map 2-2 Buildable Lands Inventory	
Map 2-3 Residential Development	
Map 3-1 Population by Block Group	
Map 3-2 Hispanic Population by Block Group	
Map 3-3 Household Income by Block Group	
Map 3-4 Owner Occupancy by Block Group	
Map 3-5 Block Group Identification Number	

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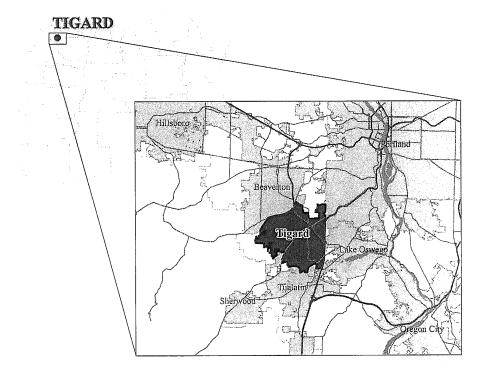
Coming Soon!!!!

Location and Climate

The City of Tigard is located in southeast Washington County, 15 minutes from downtown Portland. The City is included in the Metro urban growth boundary and Tigard's closest neighbors include: Beaverton, Lake Oswego, Tualatin, Durham, Portland, and King City.

The community enjoys a year-round mild climate, with low humidity and pleasant temperatures averaging a high of

79.3 in July and a low of 33.7 in January.

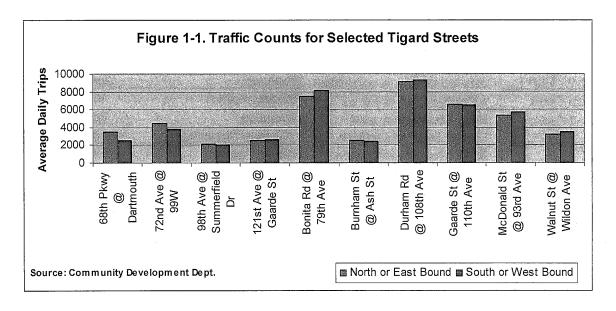


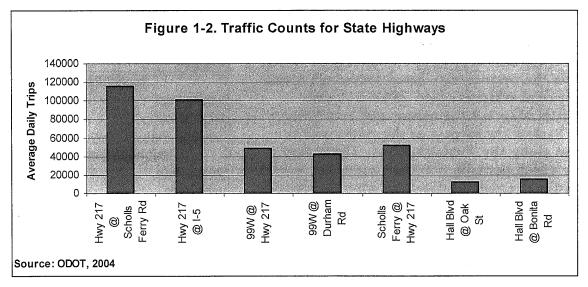
Tigard Facts		
Incorporated	1961	
Population (July 2005)	45,500	
Land Area	11.71 sq miles	
County	Washington	
School District	Tigard - Tualatin*	
Annual Average Rainfall	39.03"	
Average Daily Temperature**	High / Low (F)	
January	46.8 / 33.7	
April	61.9 / 40.4	
July	79.3 / 53.7	
October	64.2 / 42.8	
Highest Elevation (Bull Mt)	713 ft	
Lowest Elevation (Cook Park)	104 ft	
* Scholls Ferry area served by Beaverton District		
** Source: Oregon Climate Summaries	ı	

Transportation

The City's transportation system includes several options for getting from one place to another. There are state highways, local streets, public transportation, an off street paved trail, and an interstate highway (Appendix Maps 1-1, 1-2, and 1-4). The local streets strive to provide efficient access to residential and commercial areas and traffic counts for some of the busier streets can be seen in Figure 1-1. Bonita and Durham Roads see the most traffic because of their proximity to the freeway.

The state highways include: Highway 210 (SW Scholls Ferry Rd), SW Hall Blvd, Highway 99W (SW Pacific Highway), and Highway 217. These state highways carry a large volume of traffic (see Figure 2-2) and act as the primary thruways across Tigard. Interstate 5, which acts as a portion of the City's eastern border, contains five exits that provide access to Tigard (Exits 290 to 294).





Public transportation in the City of Tigard is provided by TriMet, whom serves the entire Portland metro area. Several bus lines serve the City and primarily follow major arterials (see Appendix Map 1-2). Visit www.trimet.org for routes and schedules. A commuter rail running from Beaverton to Wilsonville and having stops at Washington Square and Downtown Tigard is scheduled to begin operation in 2008. See www.tigard-or.gov/downtown/commuter_rail/default.asp for more information.

Natural Features

The city lies within the Tualatin River basin, with the Fanno Creek sub-basin covering 85% of the city. Approximately 28 miles of streams meander through the city on their way into the Tualatin River. Associated with these riparian corridors is the 100-year floodplain that covers 588 acres of the city. Cook Park, on the southern edge of the city, is located entirely within the Tualatin River floodplain. There are also a number of wetlands around the city that cover 285 acres. See Appendix Map 1-3.

Creeks Within The City of Tigard
Ash Creek
Ball Creek
Derry Dell Creek
Fanno Creek
Hiteon Creek
Krueger Creek
Pinebrook Creek
Red Rock Creek
Summer Creek

Moving upslope from the riparian areas, the city contains a number of ridges, as well as Bull Mountain and Little Bull Mountain. Bull Mountain forms the western most edge

Table 1-1. Land Area of Key Natural Features				
		Percent of		
Feature	Acres	Total Land		
Slopes > 25%	181	2.4%		
Wetlands	285	3.8%		
100 Year Floodplain	588	7.8%		
City of Tigard	7496	100%		
Source: Community Development Dept.				

of the city and rises to an elevation of 713 feet. The northern and eastern slopes of the mountain lie within the city limits. Little Bull Mountain is located east of Bull Mountain on the opposite side of Highway 99W. It rises to an elevation of 430 feet. The two mountains contribute the majority of the 181 acres of steep slopes within the city (Appendix Map 1-3).

Parks and Open Space

The City operates and maintains several parks and greenspaces around the community, which provide the opportunity for passive and active recreational activities (see Table 1-2 and Appendix Map 1-4 for names and locations). Cook Park is the largest of the parks and is located along the Tualatin River. Three dog parks, which provide off-leash areas for canine recreational opportunities, can also be found in the community. Englewood, Fanno Creek, and Woodard Parks contain portions of the Fanno



Creek Trail.
The paved,
multi-use
trail winds
along
Fanno
Creek and
continues
north into
Beaverton
(see Map 1-4 for all

trail locations). A few portions of the trail are yet to be built, but it is planned to be continuous in the future. Currently, a pedestrian/bicycle

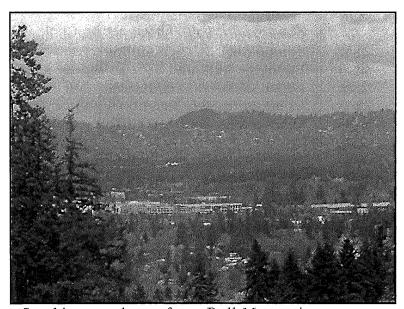
Table 1-2. Parks and Greenspaces					
Facility Acres					
Pocket Parks					
Liberty Park	0.75				
Main St Park	0.25				
Windmill Park	0.15				
Neighborhood Park	(S				
Bonita Park	5.58				
Jack Park	5.5				
Northview Park	3.45				
Woodard Park	2.26				
Community Parks					
Cook Park	79.05				
Summer Lake Park	23.82				
Linear Parks					
Commercial Park	0.75				
Englewood Park	14.97				
Fanno Cr Park	21.8				
Dog Parks					
Ash St Dog Park	0.24				
Potso Dog Park	1.74				
Summerlake Dog Park	0.66				
Greenspace (undeveloped)	171.78				
Source: Tigard Public Works					

bridge over the Tualatin River is being constructed for additional access. See http://www.tigard-or.gov/community/parks/default.asp for more information about park facilities in Tigard.

Annexations

The City has annexed land over time to grow to its current size of 7496 acres (11.71 sq miles). The annexations have ranged from a single property to neighborhoods, such as the Walnut Island annexation of 2000. This annexation was the largest in recent history and accounts for close to 310 of the acres annexed that year. Table 1-3 shows the number and acreage of annexations over the past 12 years.

Table 1-3. Recent Annexations				
Year	Number	Acres		
2005	5	72.24		
2004	3	94.97		
2003	3	4.21		
2002	4	64.64		
2001	0	0		
2000	16	311.15		
1999	5	10.13		
1998	8	22.91		
1997	13	8.62		
1996	2	18.79		
1995	8	25.36		
1994	11	75.59		
Source: Community Development Dept.				



Looking northeast from Bull Mountain

City Hall 13125 SW Hall Blvd Tigard , OR 97223 503-639-4171 Mon-Fri, 8am-5pm www.tigard-or.us

Public Works
9020 SW Burnham St
Tigard, OR 97223
503-718-2596
Mon-Fri, 8am-5pm
www.tigard-or.us

Police Department
13125 SW Hall Blvd
Tigard, OR 97223
Voice 503-639-6168
Non-Emergency 503-629-0111
Everyday, 8am-11pm
www.tigard-or.gov/police/default.asp

City Library
13500 SW Hall Blvd
Tigard , OR 97223
503-684-6537
Mon-Wed, 10am-8pm
Thurs, 1pm-8pm
Fri-Sat, 10am-5pm
Sun, 1pm-5pm
www.tigard-or.gov/library/default.asp

Tualtin Valley Fire & Rescue Station 51 8935 SW Burnham St Tigard, OR 97223 503-612-7000 www.tvfr.com

> Senior Center 8815 SW O'Mara St Tigard, OR 97223 503-718-2474

Chamber of Commerce 12345 SW Main St Tigard, OR 97223 503-639-1656 www.tigardchamber.org

Land Use

The City of Tigard currently is divided into four primary land use classifications: commercial, industrial, mixed-use, and residential. Almost 70% of land within the city is planned to accommodate residential use, ranging from low density single family homes to high density multifamily dwellings. The other three classifications each comprise around

Table 2-1. Land Area by Zoning Designation					
Square Acres Miles Percent					
Commercial	797	1.25	10.6%		
Industrial	859	1.34	11.5%		
Mixed-Use	ixed-Use 700 1.09 9.3%				
Residential	5140	8.03	68.6%		
City of Tigard 7496 11.71 100.0%					
Source: Community Development Department, June 2006					

10% (see Table 2-1) of the community's land use. These general classifications are further divided into zoning districts (see Appendix Map 2-1) with specific rules and regulations. More information about each district can be found in Title 18 of the Municipal Code: www.tigard-or.gov/business/municipal code/title-18.asp.

Buildable Land

The City tracks buildable lands through a yearly inventory process. The purpose of the buildable lands inventory (BLI) is to identify undeveloped land that is available and compatible with development policies and practices. At the end of 2005, less

Table 2-2. 2005 Buildable Lands Inventory				
Zoning		Acres		
C-C	Community Commercial	0		
C-G	General Commercial	40.84		
C-N	Neighborhood Commercial	0		
C-P	Professional Commercial	9.16		
CBD	Central Business District	1.07		
I-H	Heavy Industrial	0		
I-L	Light Industrial	25.55		
I-P	Industrial Park	43.59		
MUC	Mixed Use Commercial	3.38		
MUE	Mixed Use Employment	28.11		
MUE-1	Mixed Use Employment 1	8.30		
MUE-2	Mixed Use Employment 2	0.75		
MUR-1	Mixed Use Residential 1	3.90		
MUR-2	Mixed Use Residential 2	0.71		
R-1	30,000 Sq Ft Minimum Lot Size	3.35		
R-2	20,000 Sq Ft Minimum Lot Size	1.36		
R-3.5	10,000 Sq Ft Minimum Lot Size	24.25		
R-4.5	7,500 Sq Ft Minimum Lot Size	205.45		
R-7	5,000 Sq Ft Minimum Lot Size	123.61		
R-12	3,050 Sq Ft Minimum Lot Size	44.03		
R-25	1,480 Sq Ft Minimum Lot Size	33.50		
R-40	40 Units per Acre	0		
Total		600.91		

than 10% of land within the city was considered buildable. The majority of land on the BLI was zoned residential (72.5%), with lower totals for commercial (8.5%), industrial (11.5%), and mixed-use (7.5%). See Table 2-2 for the breakdown.

Commercial Land - Three of the five commercial districts contain buildable land and 83% of that is zoned General Commercial. No Community and Neighborhood Commercial land is available.

Industrial Land - No buildable land remains in the Heavy Industrial district and in Light Industrial, 69% (17.64 acres) is located on one property. Likewise, 80% (34.7 acres) of the buildable Industrial Park land is owned by one individual.

Mixed-Use Land - Mixed use districts all contain some buildable land, but the majority is zoned Mixed Use Employment (63%).

Source: Community Development Department

Residential Land - A large portion of the 2005 BLI is zoned low density (53% is R-3.5 or R-4.5) or medium density (28% is R-7). The remaining low density residential land (R-1 and R-2) comprises only 1% of buildable residential land and all is partially developed. No land zoned R-40 remains on the inventory.

Table 2-3. Lot Sizes of	2005 B	uildabl	e Land	s Inver	itory
Lot Size	Commercial	Industrial	Mixed-Use	Residential	Total
Less than 5000 sq ft	3	1	7	53	64
5000 to 10,000 sq ft	7	3	11	227	248
10,000 sq ft to 1 acre	25	11	44	228	308
1 to 2 acres	5	2	7	81	95
2 to 5 acres	5	2	2	33	42
5 to 10 acres	1	0	0	8	9
More than 10 acres	1	3	0	2	6
Total	47	22	71	632	772
Source: Community Development Department					

Table 2-3 breaks the 2005 BLI down into the planning designations and distributes the buildable lots based on size. 80% of the buildable lots are less than one acre in size and 44% are less than 10,000 square feet. Large lots available for development are scarce with only 57 (7%) lots greater than 2 acres.

For more information on the 2005 Buildable Lands Inventory, please contact the City's Long Range Planning Division.

New Construction

New residential construction within Tigard has remained steady over the previous 12 years. Table 2-4 shows new dwelling units within the community receiving a certificate-of-occupancy (CofO) permit from the Building Division. Single family homes, which include free standing and attached, had a high of 335 in 1995 and reached a low of 187 in 2002. The number constructed went above 300 in 2005 for

the first time since 1996. Multi family dwellings have not been as consistent with four years (1994, 1996, 2000, 2005) providing 89% of the multi family units over the 12 year period. The overall density of residential construction is 6.8 dwelling units per acre since 1994, with single family homes at 5.9 and

multi family at 18.9 dwelling units per acre.

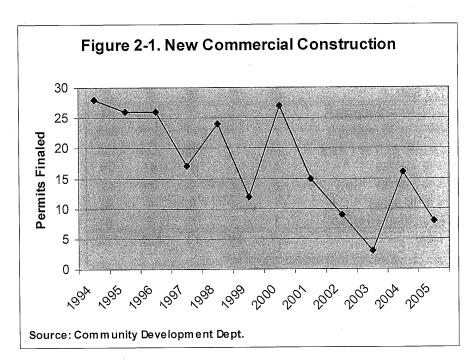


Table 2-4. New Residential Construction Since 1994						
	Single	Family	Multi Family		Total	
	Dwelling	Density	Dwelling	Density	Dwelling	Density
Year	Units	(DU/Acre)	Units	(DU/Acre)	Units	(DU/Acre)
2005	301	8.1	108	26.6	409	10.0
2004	267	6.9	0	0.0	267	6.9
2003	294	7.1	42	15.3	336	7.6
2002	187	7.1	29	34.5	216	8.0
2001	288	8.6	0	0.0	288	8.6
2000	202	6.1	112	17.6	314	8.0
1999	244	6.3	0	0.0	244	6.3
1998	200	4.7	8	100.0	208	4.8
1997	298	5.1	4	100.0	302	5.2
1996	316	4.6	126	25.0	442	6.1
1995	335	5.0	0	0.0	335	5.0
1994	320	5.0	298	15.4	618	7.4
Total	3318	5.9	727	18.9	4045	6.8
Source: Com	Source: Community Development Department					

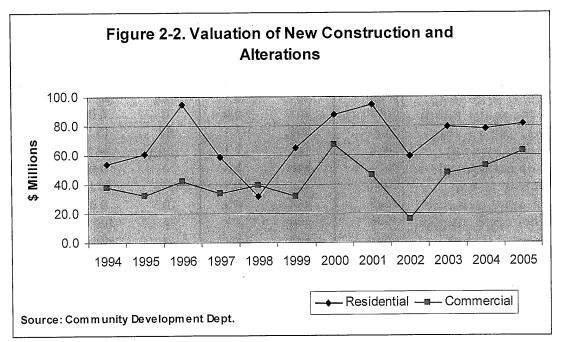
BUILT ENVIRONMENT

New commercial construction is not as prevalent or consistent as residential construction in Tigard. Figure 2-1 shows that 1994 had the most commercial CofO permits issued at 28, with only 3 issued in 2003. 1994 to 1996 remains the most consistent period.

Looking beyond new units built, total valuation of all permits issued gives another sense of construction activity in the community. Figure 2-2 shows the value of residential and commercial construction over the period of 1994 to 2005. The totals include new construction, alterations, additions, foundation work, fire protection systems, and other miscellaneous work.



Residential construction valuation peaked in 1996 and 2001, while it hit a low in 1998. The last three years has been consistent at around \$80 million per year. Commercial valuation peaked in 2000 and hit a low in 2002. Last year saw the second highest valuation in the 12 year period at around \$60 million. The only year to see commercial valuation higher than residential was 1998.



Housing Units

Total housing units in the City of Tigard totaled 18,872 at the end of April 2006 (see Table 2-5). This total includes single and multi family units. The age of the housing units in the community is distributed fairly evenly, as shown in Figure 2-3. The decades of the 1970's, 1980's, and 1990's all account for nearly one quarter of housing units. The older housing stock (pre-1970) accounts for 19% and units constructed in the current decade account for 10%.

Table 2-5. Total Housing Units in Tigard					
	Housing Units Built				
	Single	Multi			
Year	Family	Family	Total		
2001 (April 1)**	<u> </u>		17,369		
2001 (after April 1)	209	0	209		
2002	187	29	216		
2003	294	42	336		
2004	267	0	267		
2005	301	108	409		
2006 (thru April 30)	66	0	66		
Total	1324	179	18,872		
** From 2000 US Census					
Source: 2000 U.S. Census, Community Development Dept.					

The homeowner occupancy rate for Tigard in the year 2000 was 58% and a comparison to some of the community's neighbors can be seen in Figure 2-4 on the next page. Tigard has slightly more homeowner occupancy than Tualatin (55%) and Beaverton (48%), while being slightly behind Washington County and Portland. Lake Oswego, King City, and Sherwood all have occupancy levels over 70%. See Appendix Map 3-4 for the distribution of home ownership in the community.

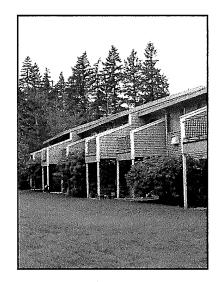
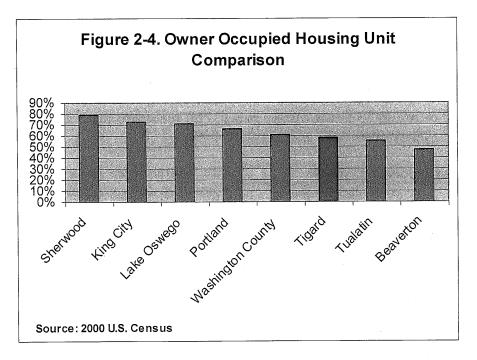




Figure 2-3. Year Dwelling Unit Built

10%
24%
24%
23%

Before 1970
1970 to 1979
1980 to 1989
1990 to 1999
2000 thru April 2006



Housing Prices

A good indication of housing prices, as well as the community's success in meeting affordable housing needs, is the percentage of a household's monthly income spent on housing. Table 2-6 breaks the percentages into Owner and Renter Occupied units. It shows that close to 30% of homeowners are spending less than 15% of their monthly income on housing. The opposite is true for renters, as 30% of them spend 35% or more of their monthly income on housing. Outside of those figures, the numbers

Table 2-6. Monthly Housing Costs as a					
Percentage of Income					
	Owner Renter				
	Occupied	Occupied			
% of Income	%	%			
Less than 15%	29.3	16.1			
15 to 19%	18.5	15.0			
20 to 24%	17.3	13.2			
25 to 29%	11.3	13.3			
30 to 34%	9.5	9.9			
35% or more 13.6 30.6					
Source: 2000 U.S. Census					

are fairly consistent between the owners and renters.

Table 2-7. Affordable Housing in Tigard		
Washington County Housing Authority/State Housing		
Division	Units	
Single Family & Duplex Housing	32	
The Colonies	96	
Bonita Villa	96	
Rent Vouchers	180	
State Tax Credits	600	
Community Partners for Affordable Housing (CPAH)		
Greenburg Oaks	84	
Metzger Park (unincorporated Metzger)	32	
Village at Washington Square	26	
Single Family Houses	1	
Tualatin Valley Housing Partners (TVHP)		
Hawthorne Villa	119	
Source: Community Development Department		

Affordable housing providers strive to alleviate some of the monthly rental costs by providing housing and programs to lessen the burden on low income households. Table 2-7 lists the providers working in Tigard. There are currently 486 affordable housing units located in the community as well as a couple of financial programs available to residents.

See http://www.tigard-or.gov/city hall/departments/cd/long range planning/ for more information about affordable housing in Tigard.

Table 2-8. Single-Family Construction			
	Average	Average	
	House Size	House Price	
Year	(sq ft)	(\$)	
2005	2502	245,190	
2004	2563	257,952	
2003	2520	257,494	
2002	2371	233,409	
2001	2214	194,194	
2000	2319	183,821	
1999	2250	171,237	
1998	2246	169,967	
1997	2417	178,387	
1996	2559	176,554	
1995	2405	159,854	
1994	2247	117,064	

The average house size and price for new single family construction in the City of Tigard is shown in Table 2-8. This data includes both free standing and attached homes. House size peaked in 1996 at 2559 square feet and then declined and leveled off for a few years, reaching a low of 2246 in 1998. The past three years have seen the average size top 2500 square feet each year for the first time since 1996. The overall average for the 12 year period is 2384 square feet.

New housing prices during the same period have more than doubled. It has been a steady increase, except for a decline in 1998, up until last year when the average price dropped from \$257, 952 to \$245,190. The average price for the 12 year period is \$195,247.

Figure 2-5 displays all residential home sales in the area encompassing Tigard, Tualatin, Wilsonville, and Sherwood. The one year period from May 2005 to May 2006 saw average selling price peak in the fall of 2005(\$384,600) and then drop slightly and remain steady through the first 5 months of 2006. The average days for a home to remain on the market were lowest (33 days) as the average selling price was highest.



Figure 2-5. Residential Home Sales (Tigard, Tualatin, Wilsonville, Sherwood) 60 450000 400000 50 mber of Days 350000 40 300000 250000 30 200000 150000 20 100000 10 50000 0 May-05 Jan-06 May-06 Sep-05 Avg Sale Price — Avg Days on Market Source: Market Action, RMLS

Since that point, average days on the market has steadily increased to a rate of 51 days in May 2006.

Growth Over Time

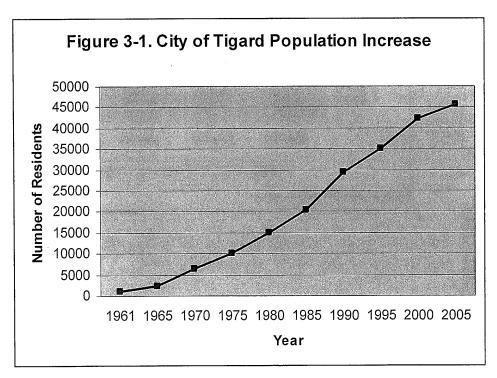
The City of Tigard has experienced a steady population growth since its incorporation in 1961 (Figure 3-1). The population as of July 2005 was 45,500 residents, which is a 2% growth from the previous year. Population increases have varied from a yearly change of less then 1% to almost 50% (Table 3-1) since incorporation. The large population increase between 1999 and 2000 is the result of the Walnut Island annexation discussed in the Physical Form section of the Almanac. Tigard represents approximately 9% of total Washington County population. See Appendix Map 3-1 for population distribution

Table 3-1.	City of Tigar	d Historic	Population		
Year	Population	Change	Year	Population	Change
1961	1084		1984	18,450	3.36%
1962	1804	66.42%	1985	20,250	9.76%
1963	1844	2.22%	1986	20,765	2.54%
1964	1980	7.38%	1987	23,335	12.38%
1965	2203	11.26%	1988	25,510	9.32%
1966	2480	12.57%	1989	27,050	6.04%
1967	3700	49.19%	1990	29,435	8.82%
1968	4700	27.03%	1991	30,910	5.01%
1969	6300	34.04%	1992	31,350	1.42%
1970	6499	3.16%	1993	32,145	2.54%
1971	6880	5.86%	1994	33,730	4.93%
1972	7300	6.10%	1995	35,021	3.83%
1973	8720	19.45%	1996	35,925	2.58%
1974	10,075	15.54%	1997	36,680	2.10%
1975	10,075	0.00%	1998	37,200	1.42%
1976	11,000	9.18%	1999	38,704	4.04%
1977	11,850	7.73%	2000	42,260	9.19%
1978	13,000	9.70%	2001	43,040	1.85%
1979	14,200	9.23%	2002	44,070	2.39%
1980	14,900	4.93%	2003	45,130*	2.41%
1981	15,500	4.03%	2004	44,650	-1.06%
1982	17,700	14.19%	2005	45,500	1.90%
1983	17,850	0.85%			

Sources: Portland State University Population Research Center

City of Tigard 1996 Data Resource Report

Table 3-2 displays the average annual growth rate (AAGR) of Tigard and a comparison to some neighbors since the year 2000. Tigard has experienced an



AAGR of 1.53%, which is similar to Beaverton and slightly behind Washington County as a whole. Sherwood and Tualatin have experienced greater average growth over the time period, while the State, Portland, and Lake Oswego have seen smaller population growth rates.

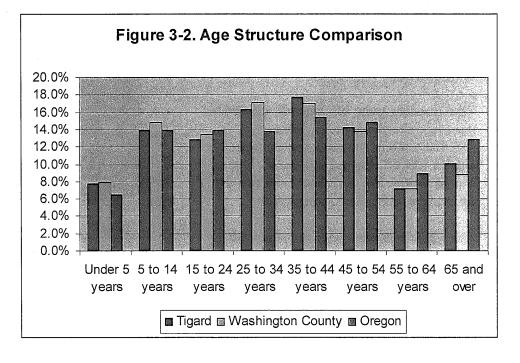
^{*} This total is the result of a data collection error that was corrected in the 2004 count

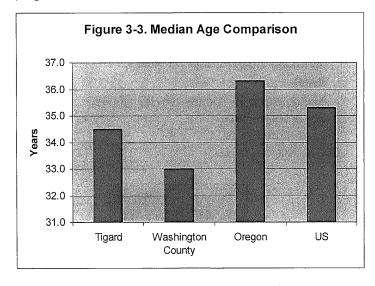
Table 3-2. Population Growth Rate Comparison			
Jurisdiction	2000	2005	AAGR
Sherwood	12,230	14,410	3.57%
Tualatin	23,065	25,465	2.08%
Lake Oswego	35,415	36,075	0.37%
Tigard	42,260	45,500	1.53%
Beaverton	77,050	83,110	1.57%
Washington County	449,250	489,785	1.80%
Portland	531,600	555,650	0.90%
State of Oregon	3,436,750	3,631,440	1.13%

Source: Portland State University Population Research Center AAGR = Average Annual Growth Rate

Age Structure

The age structure of Tigard residents shows the greatest percentages are in the groups 25 to 34 and 35 to 44 years old. This is consistent with Washington County, as is the overall population breakdowns. When compared with the state, the age group breakdowns show Tigard residents are slightly younger (Figure 3-2).





The median age of a Tigard resident in the year 2000 was 34.5 years (Figure 3-3). This is slightly higher than Washington County (33.0), but lower than the State (36.3) and the US (35.3).

Race and Language Spoken

About 9% of Tigard citizens identify themselves as having a Hispanic or Latino ethnicity, the majority with a Mexican heritage (Table 3-3). These numbers are slightly less than Washington County's Hispanic or Latino population (11.2%) and the US total of 12.5% (Figure 3-4). Tigard has a slightly larger community than Oregon as a whole (8.0%). See Appendix Map 3-2 for Hispanic/Latino population distribution.

The greater part of Tigard residents identify themselves as white (85.4%), with Asians comprising about 6% of the population. See Table 3-4 for a detailed breakdown of race within the community.

For children between the ages of 5

to 17 the predominant language spoken at home is English at 83.4%. The number of Spanish speaking children is 8.4%. About 3% of children speak Chinese, Korean, or Vietnamese at home. For the population 18 years and older, the percentages are similar with English at 83.3%, Spanish at 7.7% and Vietnamese

and Chinese at around 1% each. One percent of adults speak German at home (Table 3-5).

Table 3-5. Language Spoken at Home		
Language	Percentage	
5 to 17 years		
English	83.4%	
Spanish	8.4%	
Chinese	1.3%	
Korean	1.0%	
Vietmamese	1.0%	
18 years and older		
English	83.8%	
Spanish	7.7%	
Vietmamese	1.1%	
Chinese	1.0%	
German	1.0%	
Source: 2000 U.S. Census		

Table 3-3. Hispanic or Latino and Race			
Race	Number	Percent	
Hispanic or Latino	3686	8.9%	
Mexican	2849	6.9%	
Puerto Rican	82	0.2%	
Cuban	57	0.1%	
Other	698	1.7%	
Not Hispanic or Latino	37537	91.1%	
White alone	33317	80.8%	
Source: 2000 U.S. Census			

14.0%			
12.0%			
10.0%			
8.0%			
6.0%			
4.0%	5.54		
2.0%			
0.0%			

Table 3-4. Population and Race	
Race	Percent
One Race	97.0%
White	85.4%
Black or African American	1.1%
American Indian & Alaskan Indian	0.6%
Asian	5.6%
Native Hawaiian & Other Pacific Islander	0.5%
Some Other Race	3.8%
Two or More Races	3.0%
Source: 2000 U.S. Census	

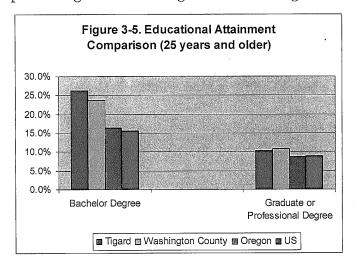


Educational Attainment

When looking at the educational attainment for Tigard residents 25 and older, 91% have received a high school diploma and 44% of residents have completed a college degree program (Table 3-6).

Table 3-6. Educational Attainment (25 years and older)		
Education Level	Percent	
Less than 9th grade	3.4%	
9th to 12th grade (no diploma)	5.8%	
High School graduate (includes equivalency)	18.3%	
Some college, no degree	28.3%	
Associate degree	7.8%	
Bachelor degree	26.3%	
Graduate or Professional degree	10.2%	
Source: 2000 U.S. Census		

Comparing higher educational achievement, Figure 3-5 shows that the community has a slightly higher percentage of residents earning a bachelor degree than Washington County. Tigard is about 10% higher than the National and Oregon percentages for earning a bachelor degree. Around 10% of residents have received



a graduate or professional degree, which is slightly higher than the Oregon and National numbers, and slightly lower than Washington County (Figure 3-5).



Households

Within Tigard, families account for two-thirds of households and 85% of them are married couples. 33.5% of married couple families have children under the age of 18. Non-family households have 26.7% of residents living alone, with 7.8% of them 65 years of age or older. The average household size in Tigard is 2.48. See Table 3-7 for more information.

Table 3-7. Households Facts in Tigard		
Category	Number	Percentage
Total households	16,507	
With children < 18 years		35.4%
With individuals > 65 years		17.8%
Family households	10,739	
Married couple		52.0%
With children < 18 years		33.5%
Female householder, no husband		9.2%
Female householder, no husband		
with children < 18 years		6.3%
Non-family households	5,768	
Living alone		26.7%
Over 65 years and living alone		7.8%
Average household size	2.48	
Source: 2000 U.S. Census		

POPULATION PROFILE

Income and Poverty

In 1999, median income for Tigard households was \$51,581. Households with the householder between the ages of 35 to 64 were higher than the community median, while households with the householder under 25 earned only half of the community household median income (Table 3-8). See Appendix Map 3-3 for Income distribution in the community.

Table 3-9. Household Income Breakdown		
Income Range	Percentage	
Less than \$15,000	8.8%	
\$15,000 to \$24,999	11.6%	
\$25,000 to \$34,999	11.4%	
\$35,000 to \$49,999	16.3%	
\$50,000 to \$74,999	21.7%	
\$75,000 to \$99,999	14.5%	
\$100,000 or more	15.7%	
Source: 2000 U.S. Census		

Table 3-8. Median Household Income by Age		
Age of Householder	Median Income	
Under 25 years	\$25,451	
25 to 34 years	\$50,247	
35 to 44 years	\$62,683	
45 to 54 years	\$66,049	
55 to 64 years	\$59,904	
65 to 74 years	\$40,542	
75 years and older	\$29,890	
1999 Total Median Income	\$51,581	
Source: 2000 U.S. Census		

Households earning \$50,000 - \$74,999 per year comprise the largest percentage of income groups (21.7%). Households earning \$100,000 or more make up 15.7% of the community and 8.8% earn less than \$15,000 a year (Table 3-9).

Comparing the median household income to other jurisdictions, Tigard residents earn slightly less than Washington County as whole, but \$10,000 more per year than Portland households and all Oregon households. Tualatin, Sherwood, and Lake Oswego have higher community median household incomes, while Beaverton residents earn slightly less (Table 3-10)

Table 3-10. Household Median Income Comparison		
Jurisdiction	Dollars	
Lake Oswego	\$71,597	
Sherwood	\$62,518	
Tualatin	\$55,762	
Washington County	\$52,122	
Tigard	\$51,581	
Beaverton	\$47,863	
Portland	\$40,146	
State of Oregon	\$40,916	
Source: 2000 U.S. Census		

The number of Tigard residents living in poverty increased in all categories, except individuals 65 years and older, from 1990 to 2000 (Table 3-11). Female householders, with no husband present, are the most afflicted with poverty. Close to 20% are below the federal poverty level, and that increases to 25% with related children under 18 years of age, and 45% with related children under 5 years of age. Families with related children under 5 years of age saw the greatest increase in poverty at 227.8%.

Table 3-11. Poverty Status			
% Below Poverty Level			
Category	1989	1999	Change
Families	3.7%	5.0%	35.1%
with related children < 18 years old	4.5%	7.6%	68.9%
with related children < 5 years old	3.6%	11.8%	227.8%
Female householder, no husband present	12.2%	19.6%	60.7%
with related children < 18 years old	18.5%	25.2%	36.2%
with related children < 5 years old	36.5%	44.7%	22.5%
Individuals	4.8%	6.6%	37.5%
18 years and older	4.7%	6.1%	29.8%
65 years and older	3.6%	3.6%	0.0%
Source: 2000 U.S. Census			

ECONOMIC CLIMATE

Businesses in Tigard

The City of Tigard issues licenses for businesses operating within the city limits. As of February 2006, there were 3,124 businesses licensed in the City with a total of 30,616 employees. From this total, there were 420 home based businesses that employed 640 persons.

The largest of the businesses licensed with the City can be seen in Table 4-1. Renaissance Credit Services tops the list with 1,116 employees, with the Meier & Frank department store second at 704 employees. These are the only two businesses in the City with more than 500 employees. The 20 largest employers are spread among a variety of business sectors, from Finance/Banking/Real Estate to Department Stores to Manufacturers.

Table 4-1. Top 20 Employers in Tigard		
	Number of	
Business Name	Employees	Business Sector
1 Renaissance Credit Services	1116	Finance/Banking/Real Estate
2 Meier & Frank	704	Department Store
3 Nordstrom	461	Department Store
4 Oregon PERS	347	Government Agency
5 Costco Wholesale	341	Wholesaler
6 Providence Health System	303	Medical/Dental
7 Ikon Office Solutions	277	Sales/Manufacturer's Rep
8 FLIR Systems Inc.	250	Manufacturer
9 The Cheesecake Factory	250	Restaurant
10 Home Depot	241	Retail
11 North Pacific Group Inc.	238	Wholesaler
12 US BancCorp Equipment Finance Inc.	234	Finance/Banking/Real Estate
13 Gerber Legendary Blades	232	Manufacturer
14 Landmark Ford	224	Auto Sales/Service/Lease
15 The Coe Manufacturing Co.	221	Manufacturer
16 Rockwell Collins Aerospace	216	Manufacturer
17 Sears, Roebuck & Co.	206	Department Store
18 University of Phoenix	196	Service Industry
19 Williams Controls Inc.	189	Manufacturer
20 Fred Meyer	186	Department Store
Source: City of Tigard Finance Department		

The top ten business sectors within the community are shown by number of employees and total number of businesses in Table 4-2. Contractor tops the list by number of businesses (305), but is second in number of employees (2589). Finance/Banking/Real Estate business sector employs the largest number of people at 2901, with 194 businesses. Hair/Beauty/Nail Salon, Consulting Services, and Janitorial/Carpet/Windows all make the top ten in number of businesses, but do not make the top ten in number of employees. Wholesaler and Computer-Sales & Related are both in the top ten numbers of employees, but do not make the top ten numbers of businesses.

By Number of Businesses		By Number of Employees	
	Number of	er of Nu	
Business Name	Businesses	Business Name	Employees
1 Contractor	305	1 Finance/Banking/Real Estate	2901
2 Service Industry	269	2 Contractor	2589
3 Retail	205	3 Manufacturer	2504
4 Finance/Banking/Real Estate	194	4 Retail	2237
5 Medical/Dental	124	5 Restaurant	1996
6 Hair/Beauty/Nail Salon	120	6 Department Store	1873
7 Consulting Services	114	7 Service Industry	1708
8 Restaurant	111	8 Wholesaler	1517
9 Janitorial/Carpet/Windows	100	9 Medical/Dental	1167
10 Manufacturer	99	10 Computer - Sales & Related	975

Sales

The U.S. Economic Census, which takes place every five years, provides data on industry sales within the City of Tigard. Table 4-3 shows the industries operating in Tigard (the industry description does not align perfectly with the City's business license sector data) and compares 1997 and 2002 Economic Census data. Wholesale Trade is generating the most money in Shipments, Sales & Receipts, but has the total has fallen since 1997. Retail Trade employed the most people in both 1997 and 2002, and also ranks second in the amount of money generated. (The business sector information from the City and industry description information are not identical because of different methodologies in collecting the data)

Table 4-3. Sales Over Time, by Industry in Tigard				
			Shipments, Sales &	
	Number of	Businesses	Receipts (\$1000)	
Industry Description	1997	2002	1997	2002
Manufacturing	110	107	566,387	539,058
Wholesale Trade	246	235	3,212,540	2,915,377
Retail Trade	335 ,	313	1,429,402	1,498,597
Information	, n/a	71	n/a	n/a
Real Estate, Rental & Leasing	110	127	117,485	250,688
Professional, Scientific & Technical Services	247	298	233,983	n/a
Administrative, Support & Management	117	127	196,685	175,763
Educational Services	16	18	14,234	14,922
Health Care & Social Assistance	139	154	112,591	235,198
Arts, Entertainment & Recreation	12	17	5,885	9,092
Accommodation & Food Services	130	151	88,391	93,162
Other Services (except public admin)	91	126	48,513	99,519
Source: 2002 U.S. Economic Census				

Payroll

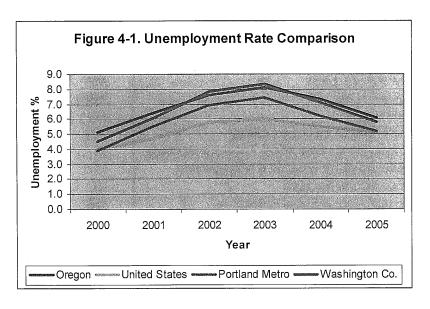
The U.S. Economic Census also collects information on employees and payroll for industries in Tigard. Table 4-4 shows the comparison between 1997 and 2002.

Retail Trade had the most employees for both years, as well as the highest annual payroll in 2002. This increase in payroll happened with a decline of around 450 employees during the period. Administrative, Support & Technical Services and Accommodation & Food Services both have high numbers of employees, but lower annual payrolls. Where as Wholesale Trade and Information have lower numbers of employees with higher annual payrolls.

Table 4-4. Payroll Over Time, by Industry in Tigard				
	Number of Employees		Annual Payroll (\$1000)	
Industry Description	1997	2002	1997	2002
Manufacturing	3,706	2,699	125,496	121,129
Wholesale Trade	3,515	2,771	157,375	133,661
Retail Trade	7,330	6,881	139,695	162,326
Information	n/a	1,743	n/a	104,866
Real Estate, Rental & Leasing	667	931	19,828	31,531
Professional, Scientific & Technical Services	2,528	n/a	108,307	n/a
Administrative, Support & Management	5,527	3,588	91,458	89,744
Educational Services	270	189	8,493	6,783
Health Care & Social Assistance	1,413	1,701	40,194	61,345
Arts, Entertainment & Recreation	129	193	1,675	2,753
Accommodation & Food Services	2,541	2,306	25,482	28,280
Other Services (except public admin)	607	1,006	15,791	29,350
Source: 2002 U.S. Economic Census				

Unemployment

Unemployment data is not collected specifically for Tigard, so information related to Washington County and the Portland Metro area is used to gauge the unemployment rate for the City. Figure 4-1 shows a comparison of unemployment rates. The Portland Metro area and the State of Oregon have the highest rates over the six year time period, with Washington County and the U.S.



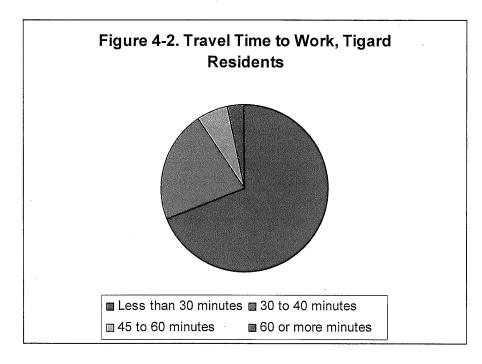
lower. Washington County has leveled out to a rate consistent with the overall country in 2005, with Portland Metro and Oregon still a little higher. Rates for all areas during the time period displayed peaked in 2003, and have are currently in a state of decline.

Travel to Work

Table 4-5 shows how Tigard residents get to work. The majority (77%) drove alone to work in 2000, with carpooling coming in second as a means of getting to work. Roughly 5% of residents took public transportation, while other travel options fell below 1%, except walking at 1.73%. Tigard residents working from home was 4.5%.

Figure 4-2 displays the amount of time it takes residents to arrive at work. The majority (70%) make it to work in less than 30 minutes, with 20% making it in 30 to 40 minutes. Very few people (3%) travel over an hour to get to work.

Table 4-5. Means of Travel to Work, Tigard Residents				
Mode %				
Drove Alone	77.24			
Carpool	10.42			
Public Transport	5.14			
Motorcycle 0.29				
Bicycle	0.42			
Walk	1.73			
Other	0.26			
Work at Home	4.51			
Source: 2000 U.S. Census				



Professions

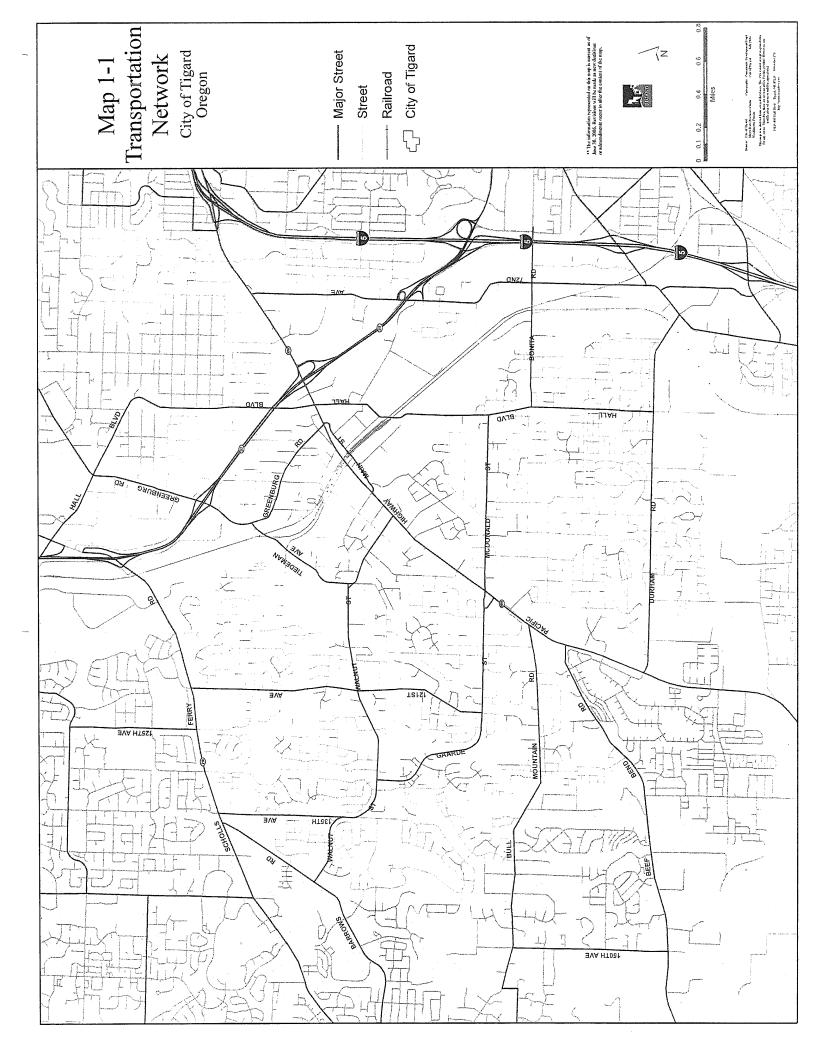
The citizens of Tigard are employed in a diverse set of professions. Table 4-6 displays the breakdown of professions that community residents worked within during the 2000 Census. Education, Health & Social Services tops the list with just over 15% of residents employed in the field. The manufacturing profession has just under 15%, with Retail Trade following at 12.6%. Agriculture, Forestry, Fishing & Hunting, and Mining had the fewest employees living in Tigard at less than 1%.

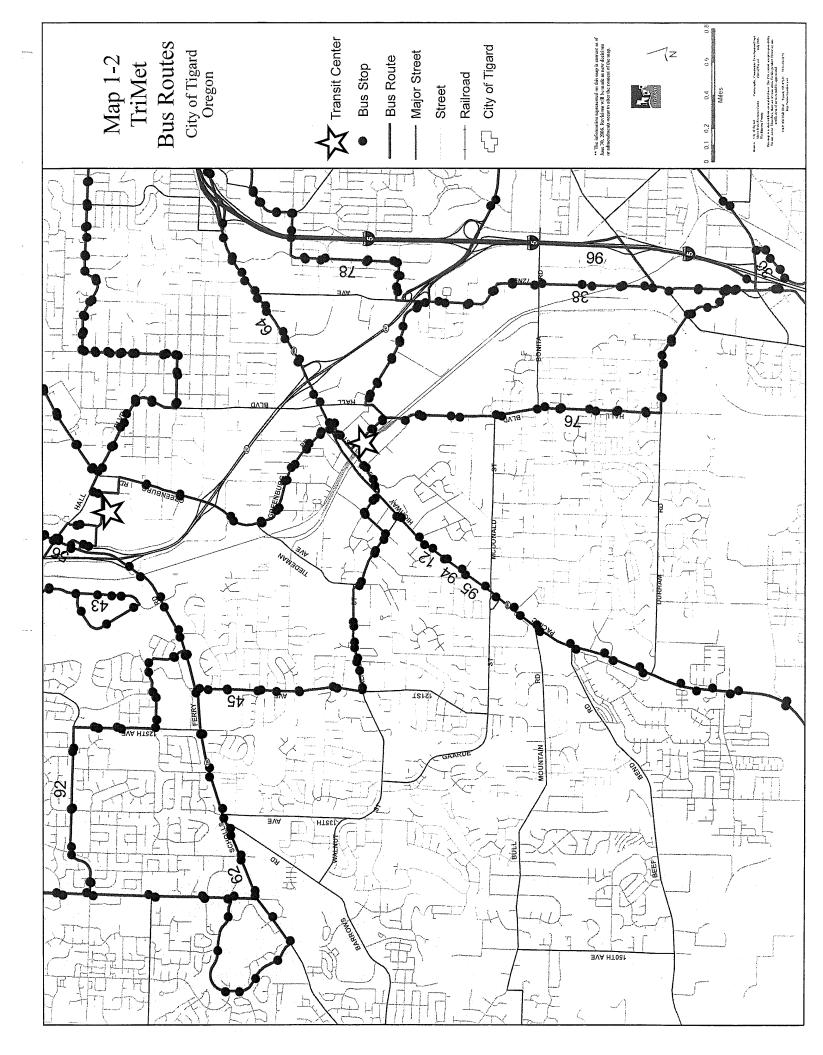
Table 4-6. Profession of Tigard Residents	
Industry	%
Education, Health & Social Services	15.34
Manufacturing	14.92
Retail Trade	12.63
Professional, Scientific, Mgmt.; Admin.; Waste Mgmt.	11.98
Insurance, Real Estate, Rental & Leasing	10.35
Entertainment, Recreation, Accommodation & Food Services	8.21
Construction	6.08
Wholesale Trade	5.71
Other Services (Except Public Administration)	4.34
Information	3.13
Public Administration	2.66
Transportation & Warehousing, Utilities	3.97
Agriculture, Forestry, Fishing & Hunting, Mining	0.67
Source: 2000 U.S. Census	

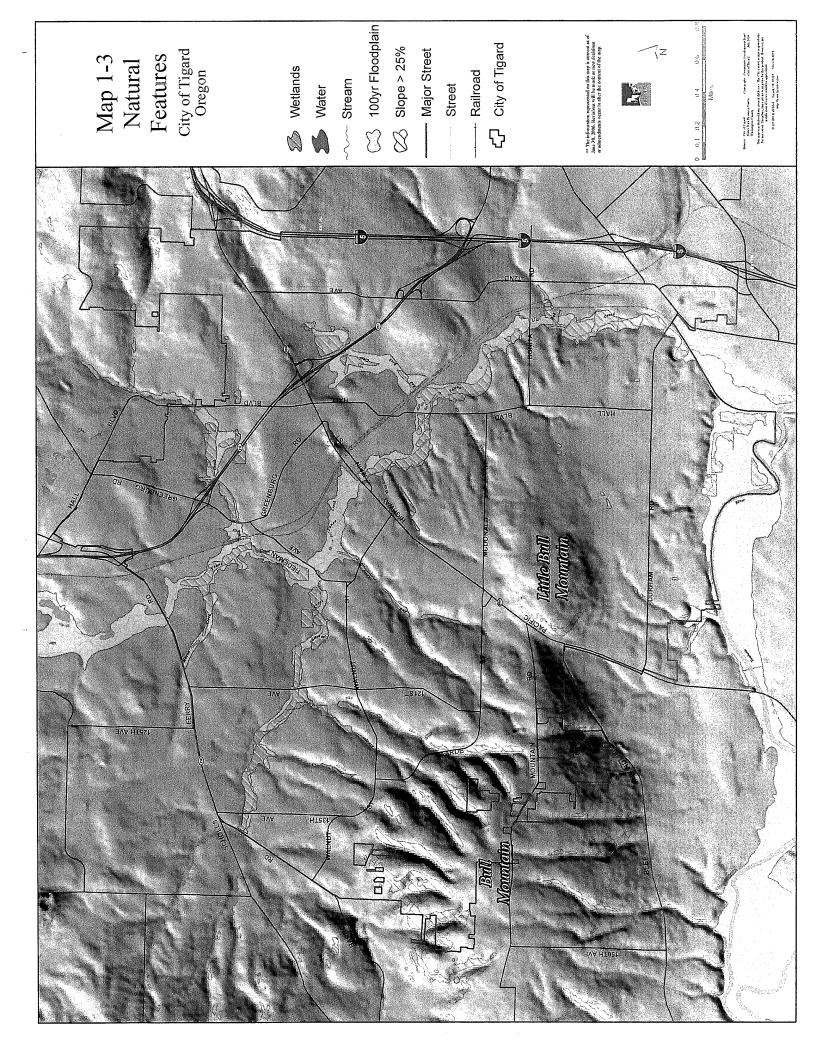
Property Taxes

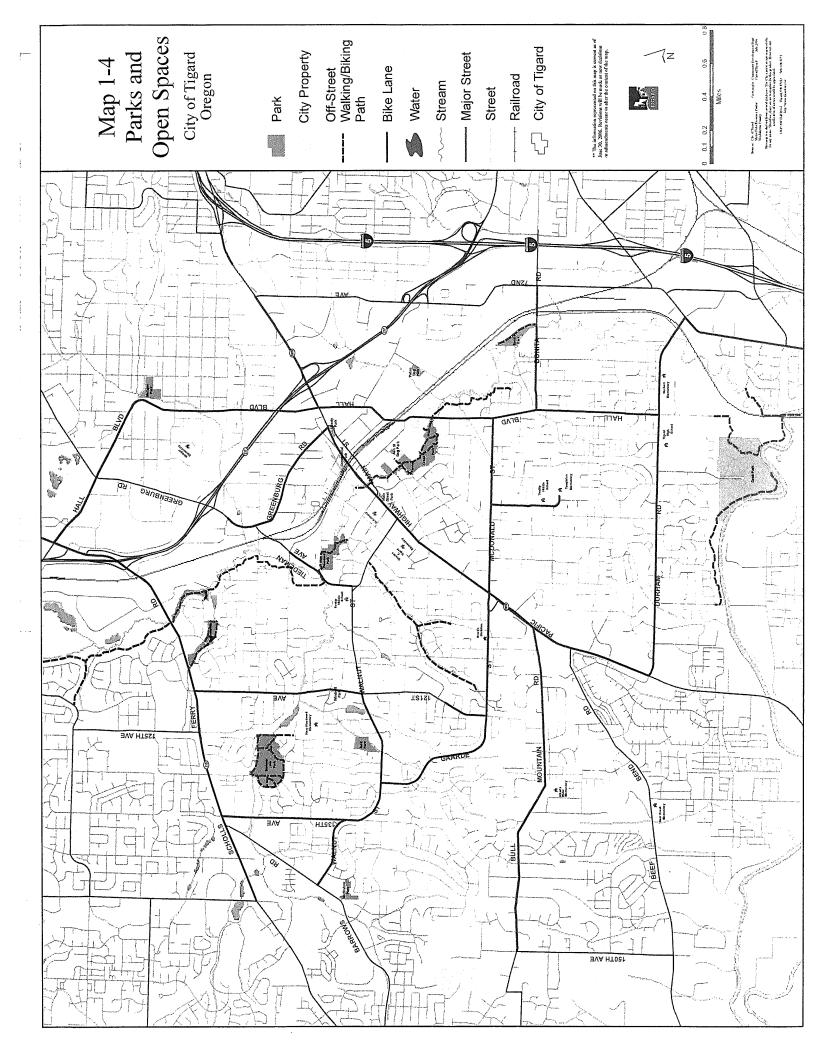
Table 4-7 shows property taxes for Tigard and a few neighboring jurisdictions. The Local Operating Levy includes the city service rate and any local option levies, while the Total Tax Burden includes any urban renewal levy, voter approved debt and regional, county and education related levies. Tigard has a local operating levy of 4.2883 and a total tax burden of 16.3448 per \$1000 assessed value, which is slightly higher than Tualatin's rate, but less than Portland, Beaverton, Lake Oswego, and Sherwood. Tigard currently has no local option levies and 0.2023 per \$1000 of voter approved debt.

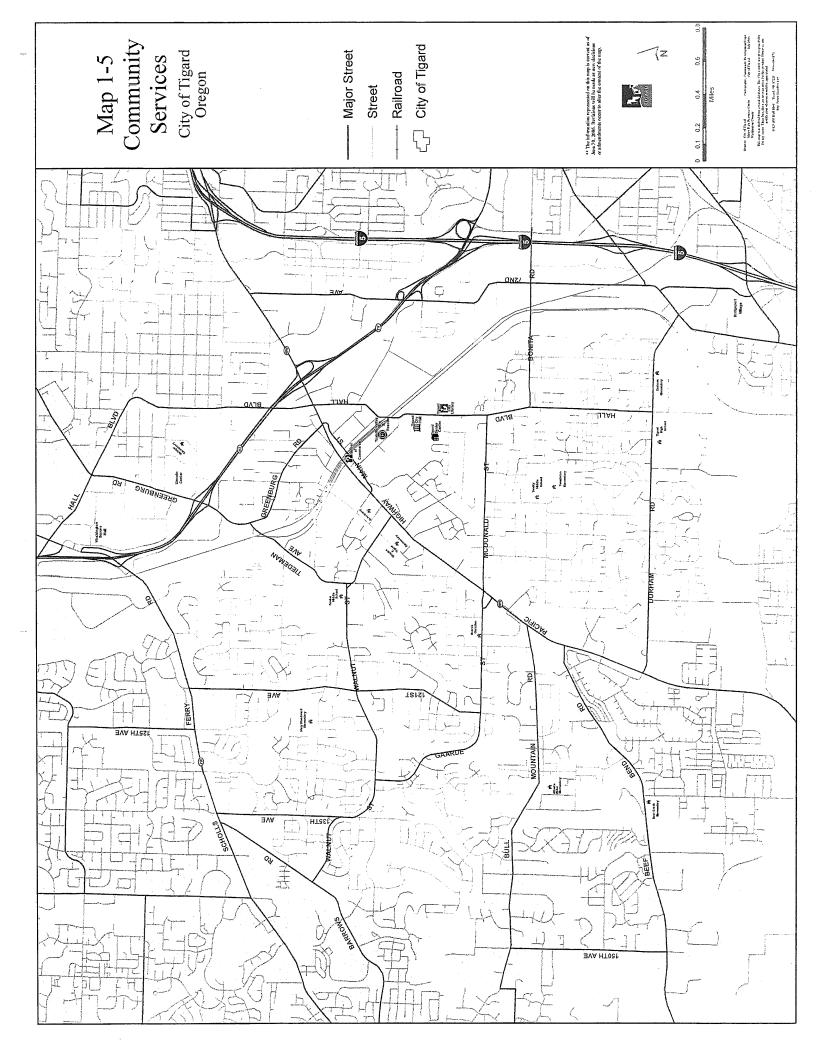
Table 4-7. Property Tax Rate Comparison			
Jurisdiction	Local Operating Levy *	Total Tax Burden *	
Portland	7.1703	19.8002	
Beaverton	6.8161	19.2232	
Lake Oswego	4.8381	17.3270	
Sherwood	4.7002	17.0026	
Tigard	4.2883	16.3448	
Tualatin	3.4689	16.1315	
Source: City of Tigard Finance Department			
* Rate per \$1000 assessed valuation of property			

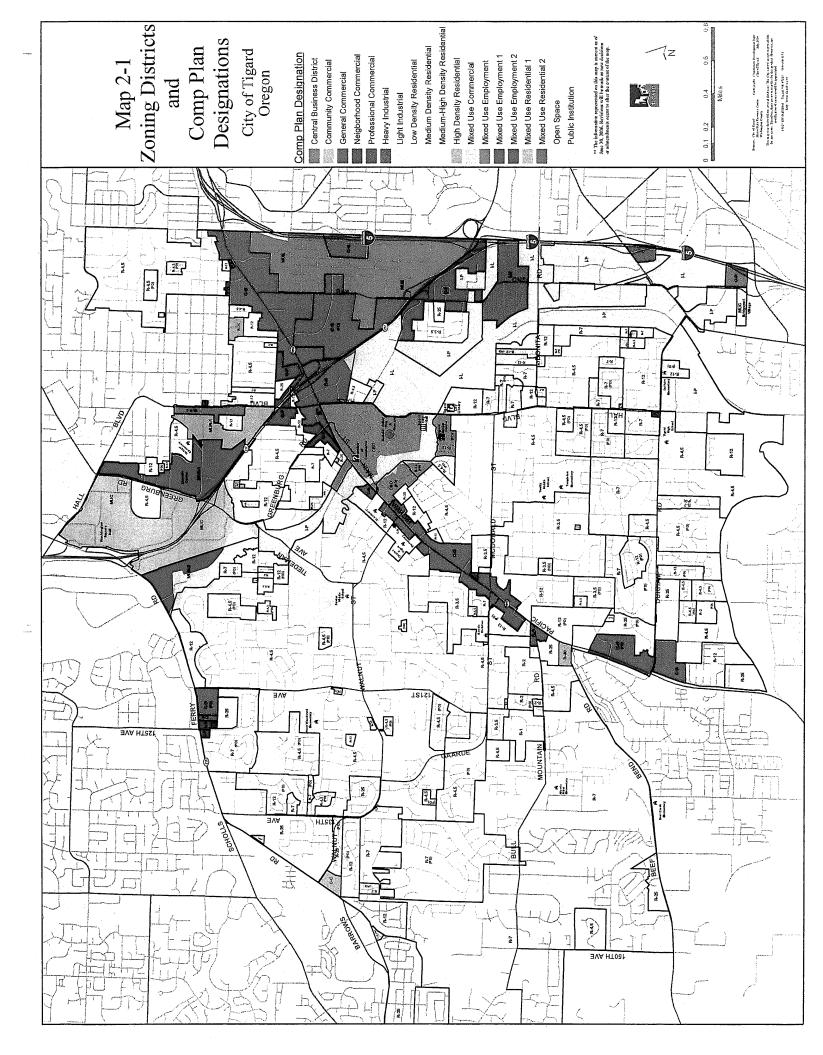


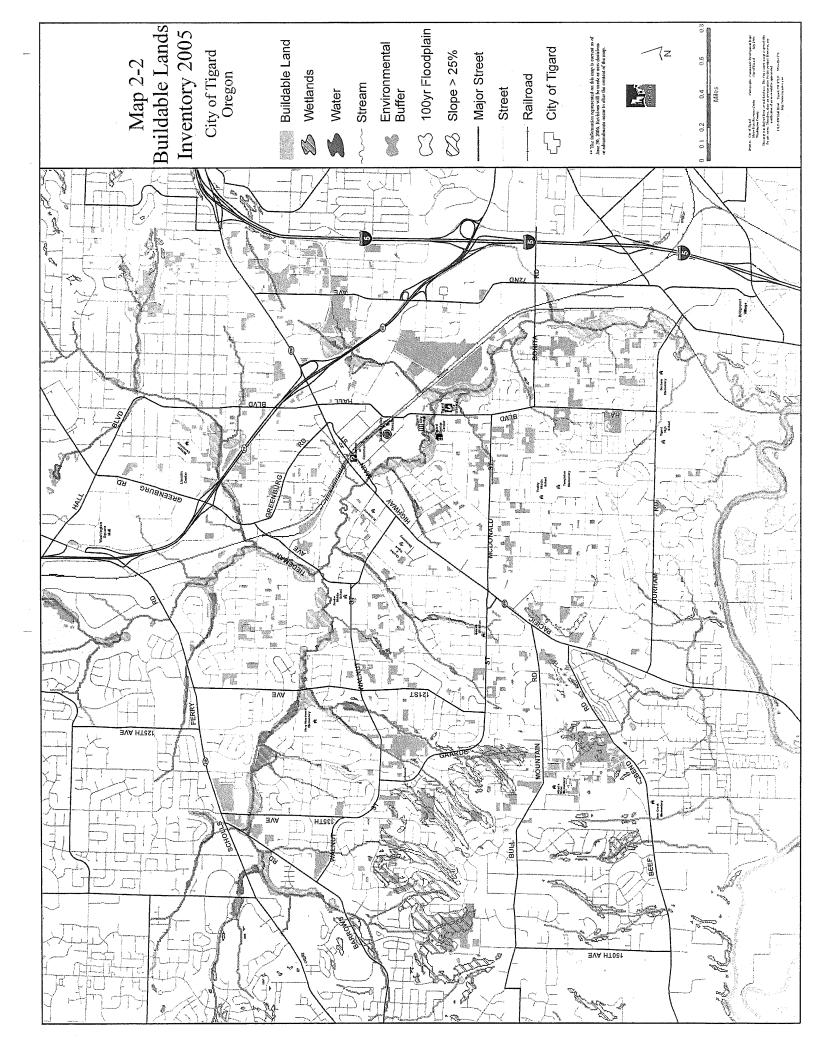


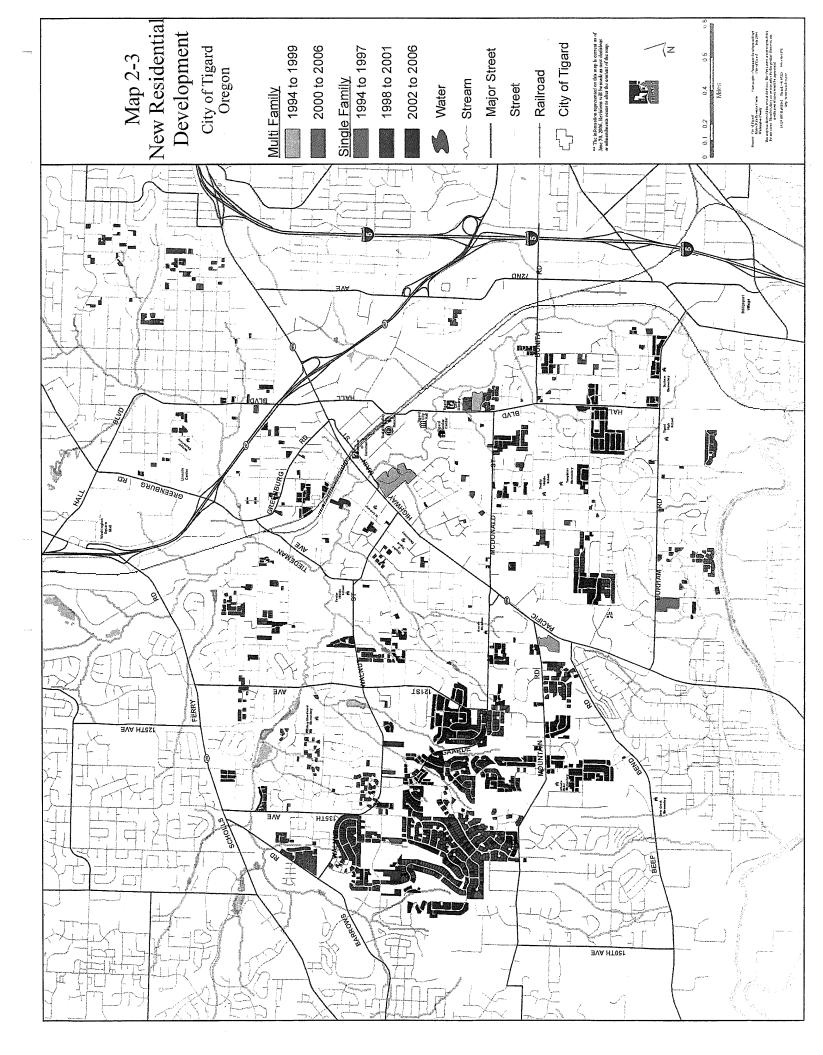


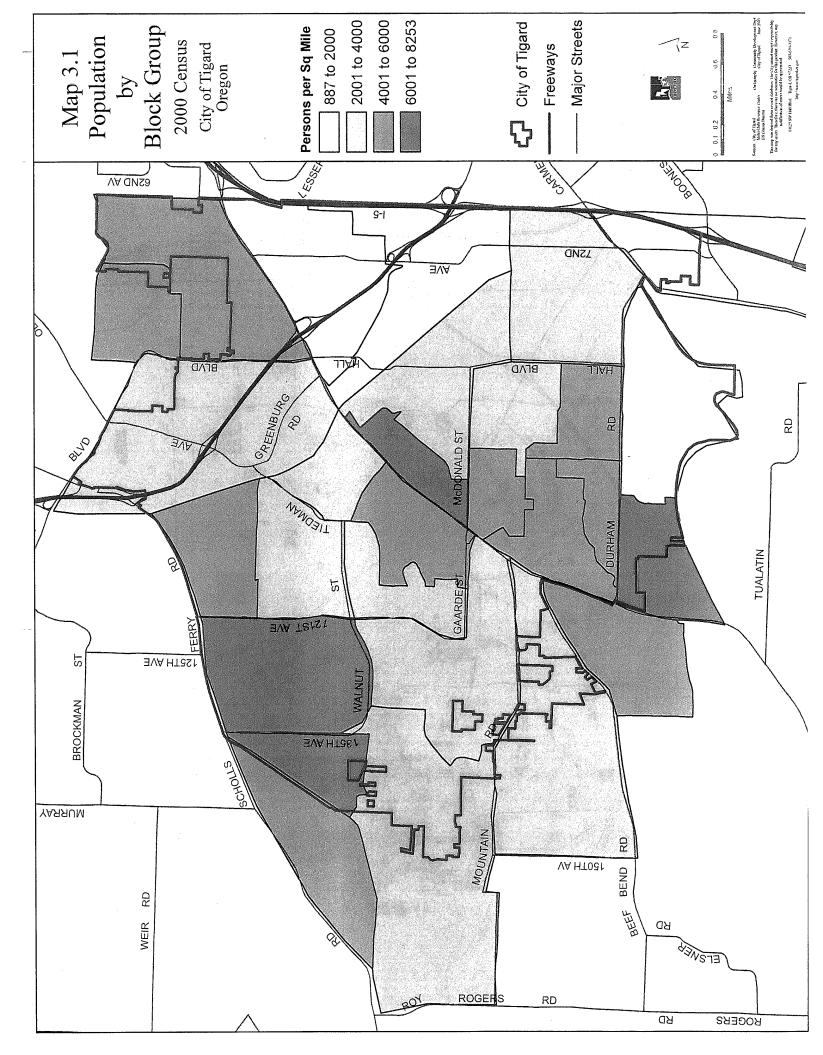






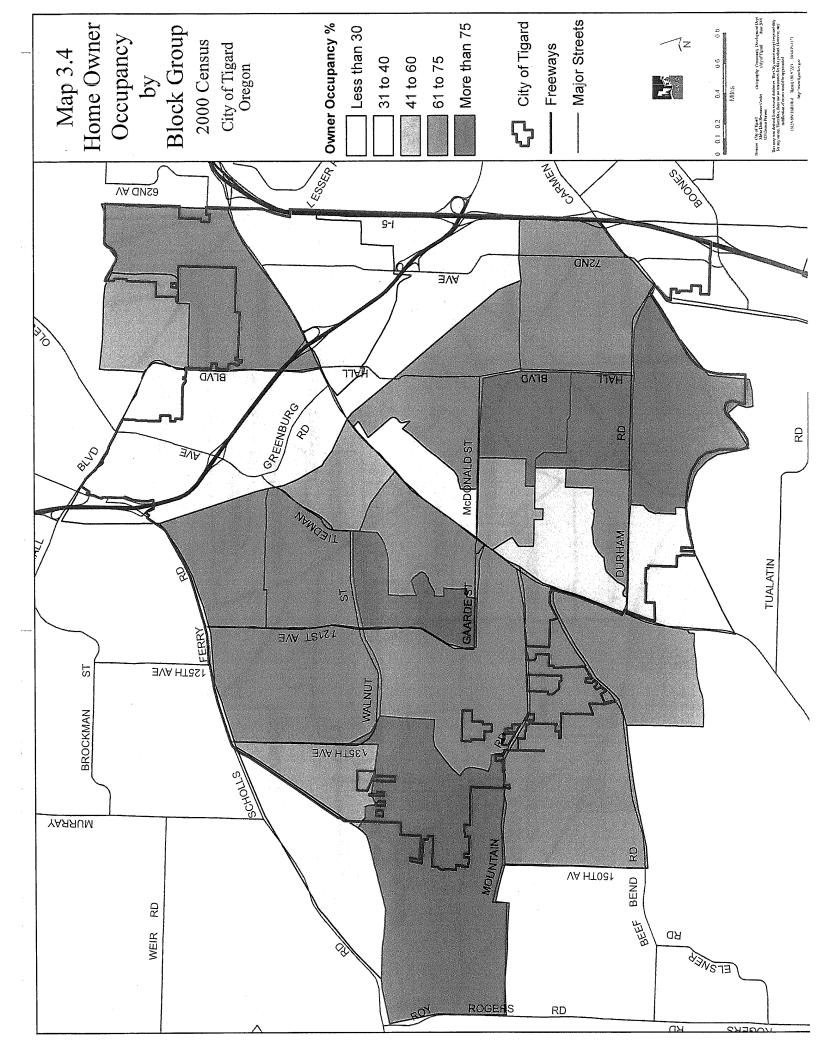


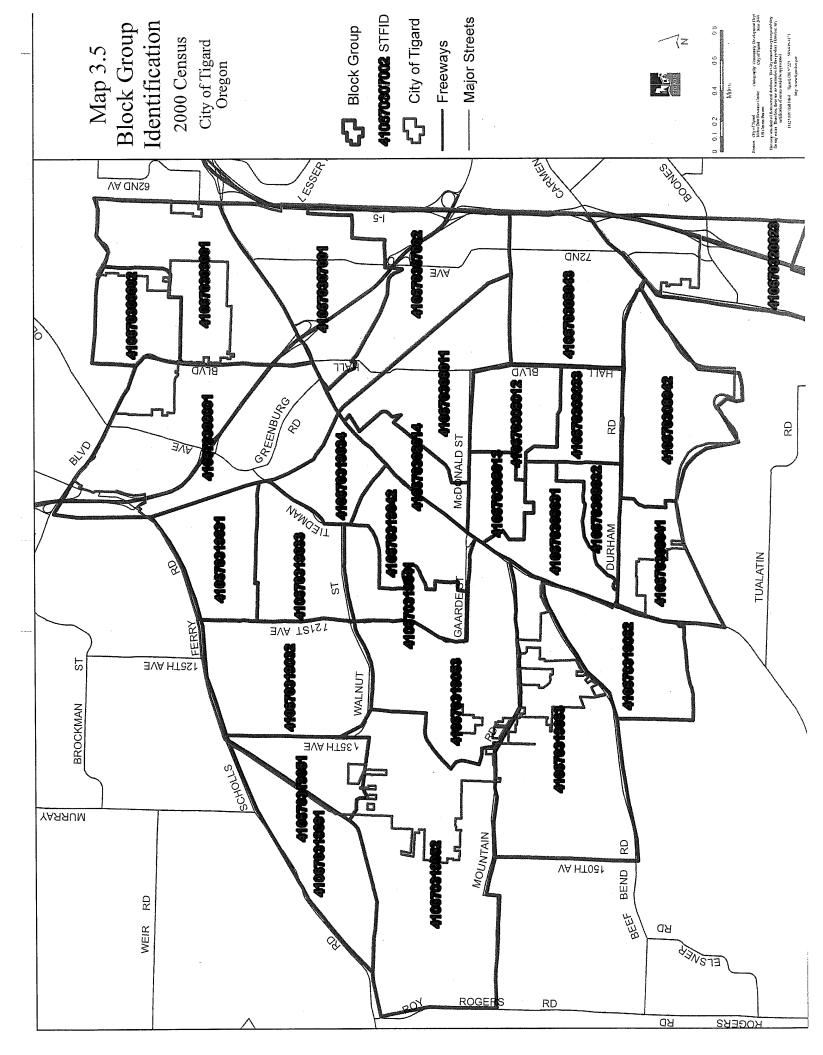












Designing Downtown

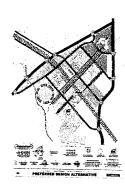
Downtown Tigard Code Revision Project

Sean Farrelly, Associate Planner Long Range Planning City of Tigard July 17, 2006



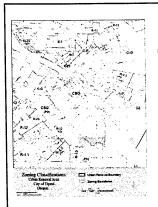
Designing Downtown

A project to implement the Downtown Improvement Plan by revising the Development Code for the Tigard Downtown Urban Renewal area



Tigard Downtown Improvement Plan (TDIP)

- Envisions the eventual creation of a vibrant, compact, mixed-use area with housing, retail and employment opportunities.
- TDIP recommends Development Code revisions.



Current Zoning

- 80% of area is zoned CBD
- CBD zone has some interim standards to address transit usage, bike, and pedestrian circulation.
- Urban Renewal District includes additional zones of R-4.5, R-12, R-25, C-G, and C-P.

Current Downtown Zoning



- Crown Carpets, Main Street
- Current CBD zoning allows for a wide mix of uses (including residential.)
- However, lack of guidelines has resulted in some development that is inconsistent with TDIP goals.

Designing Downtown Project Goals

- To implement the vision of the TDIP by making appropriate revisions to the Tigard Community Development Code, with input obtained from stakeholders through inclusive public involvement.
- Address land uses, design guidelines, overlay zones, and nonconforming uses.

Public Involvement

- CCAC to make initial recommendations
- Brochures sent to all Downtown Property/Business Owners
- Planning Commission Public Hearings
- Downtown Dialogues
- Open House
- Information posted on website

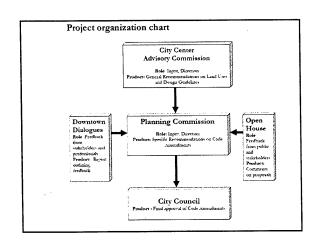
Project Timeline

- Aug. 23- CCAC makes recommendations
- Sept. 18- Planning Commission kick-off meeting
- Oct. 30-Nov. 2- Downtown Dialogues
- February 2007- Open House
- May 2007- Planning Commission Code Amendment hearings
- June 2007- City Council Code Amendment hearings

Downtown Dialogues

- Downtown Dialogues: Small heterogeneous focus groups with property owners, developers, design professionals, and Tigard decision
- Forums will gather feedback and test proposals on zoning, design guidelines, and overlay zones.

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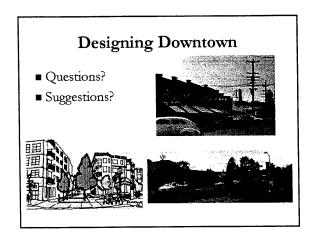
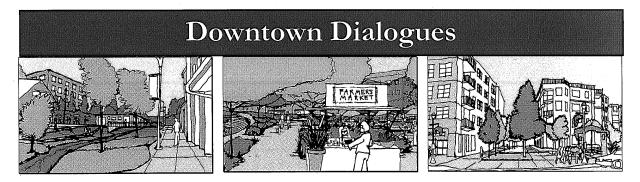


Exhibit D

DRAFT



"Downtown Dialogues" will play an integral role in the public involvement program of "Designing Downtown" (the Downtown Tigard code revision project.)

Objective: The Dialogues will provide a forum to gather feedback from stakeholders.

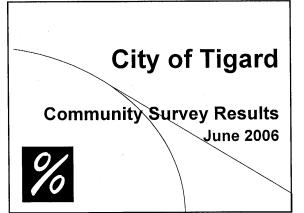
These focus groups will also foster connections between property owners, developers and design professionals.

- The Downtown Dialogues will consist of a series of three focus groups, held with small heterogeneous groups (8-12 people) of property owners, developers, designers/architects and City of Tigard decision makers. They are tentatively scheduled for the week of October 30th November 2nd at the Tigard Public Library Community Room.
- Dialogue participants will be suggested by the City Council, CCAC, Planning Commission, and Staff. Outreach to property owners in the Urban Renewal area will be undertaken, including a letter from the Mayor and a brochure inviting participation in the process.
- The primary goal of these meetings will be to get a "reality check" from stakeholders, developers, and design professionals. Alternative proposals on the following topics will be tested:
 - **Zoning**: the number of zones and type of land use allowed.
 - **Design guidelines:** the level of detail and how they will be administered.
 - Overlay zones: the type of regulations and how they could be implemented.
- A secondary goal will be to foster connections between developers and property owners.
- A consultant may be hired to review and prepare materials and facilitate the meetings.

Product: A report outlining the feedback and suggestions obtained and recommendations for next steps.

DRAFT

	July	Aug.	Sept.	Oct.	Nov.	Dec.
RFP for consultant		х				
Receive CCAC recommendations			X			
Select facilitator			х			•
Develop materials	x	х	X	х	х	
Collect names for potential	Х	x				
participant list						
Send invitations to potential			x			
participants						
Confirm invitations				х		
Reserve room	X					
Meeting Logistics			x	х	х	
Hold Dialogues		,			х	
Report						х

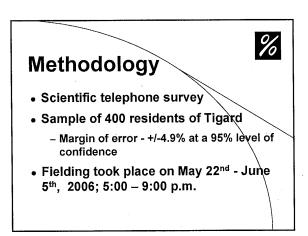


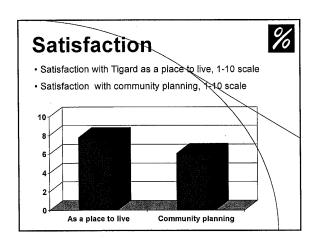
Introduction

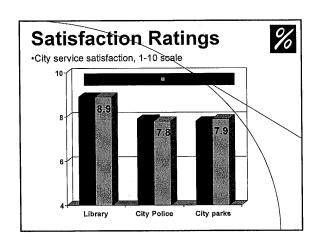


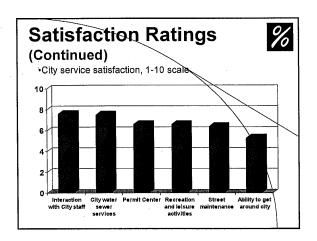
The goal of the research was to gain insight into what residents think about:

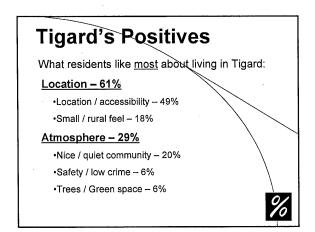
- Important issues for the comprehensive plan update
 - Satisfaction with City services
 - Importance of various City characteristics
 - . Perceptions of the City's livability
 - Preferred information sources











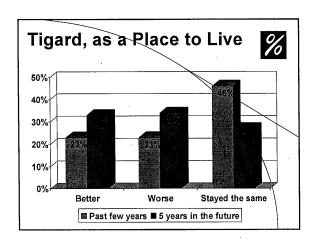
Tigard's Negatives

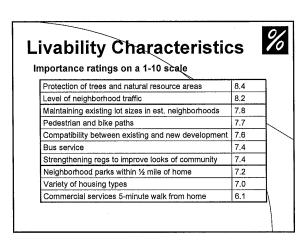
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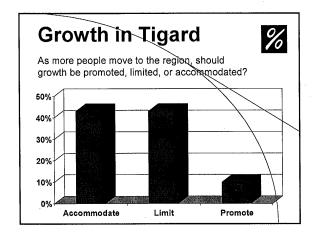
What residents like <u>least</u> about living in Tigard:

- •Traffic 45%
- •Growth 7%

The area's traffic and congestion problems were mentioned as the most important issue as Tigard plans for the next 20 years.







Conclusion



- Traffic and congestion management are the top concerns of residents.
- Most of Tigard's services were rated in positive terms.
- Few think of Tigard's livability in *negative* terms, and most think Tigard will get *better* (or at least stay the same) into the future.
- Overall, residents appear to be proud of their city and cautiously optimistic for the future.

What Does This Tell Us About Tigard Issues/Values?

1. Issues, Values Stay Constant.

- -In 1993, same Top 2 issues, different ranking (Growth 1st, Traffic 2nd).
- -Almost identical overall rating. (7.7/7.8)
- -Tigard appeal still location and atmosphere.
- -Library top-rated service.

2. Today, Traffic is Priority Issue.

1. Traffic and 2. Growth, almost by a 2:1 margin, from 2004-06.

Tigard Issues and Values

1. Transportation/Traffic.

<u>Issues:</u> Congestion, street improvements (esp. Downtown), 99W.

Values:

- -Accessibility: Make traveling easier through City.
- -Minimize neighborhood traffic and protect livability.
- -Focus traffic on main routes.

Tigard Issues and Values

2. Future Growth and Development

<u>Issues:</u> Growth/Density, Population, Overcrowding

<u>Values:</u>

- -Difference in opinion; needs clarity:
- 43% LIMIT growth
- 43% ACCOMMODATE growth
- 10% PROMOTE growth
- *The longer in Tigard, the more likely to "limit"

Tigard Issues and Values

3. Community (Housing/Economy)

<u>Issues:</u> Appearance, development compatibility, traffic

Values:

- -Home as suburban retreat (emphasis or recreation, natural areas, low traffic)
- -Maintain neighborhood densities, character
- -Commercial important; improve appearance
- -Housing choices: Direction not clear

Tigard Issues and Values

3. Community (DOWNTOWN)

Issues: Appearance, transportation (access, pedestrian environment)

Values:

- -Important to residents; used regularly
- -Like convenience, character, services
- -Vital, unique Downtown important for community, economy
- -Gathering place

Tigard Issues and Values

4. Natural Resources

<u>Issues:</u> Not consistently ranked (surrent approach effective?); funding

Values:

- -Natural Features and Areas (as identity)
- -Strongly valued for residential
- neighborhood livability and for Downtown -Approach not clear: preserve, respect,
- protect? Tied to funding.

Tigard Issues and Values

5. Public Facilities

<u>Issues:</u> Roads (effectiveness, maintenance), planning, recreation, public safety, future costs

<u>Values:</u>

-Value current levels of service -Library, Police, Parks top-rated

Summary

The key issue is determining how Tigard will grow:
Limit or
Accommodate? And how will this choice affect available design solutions and our values?

Values -Ease congestion

-Maintain neighborhood livability (density, compatible, rec., natural areas)

-Improve Downtown

-Natural Resource

-Maintain level of services